



# City of Culver City

## Staff Report

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**File #:** 23-208, **Version:** 1

**Item #:** C-3.

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**CC - CONSENT ITEM:** Approval of an Amendment to the Existing Professional Services Agreement with Siemens for an Additional Year in an Amount Not-to-Exceed \$63,008 (from \$ 292,355.47 to \$355,363.47) for the Regular Testing, Maintenance and Repair of the Fire Safety System at City Hall, Transportation, Senior Center, and Police Station.

**Meeting Date:** October 10, 2022

**Contact Person/Dept:** Gary Wansley/Public Works Maintenance Operations

**Phone Number:** (310) 253-6444

**Fiscal Impact:** Yes  No       **General Fund:** Yes  No

**Attachments:** Yes  No

**Public Notification:** (E-Mail) Meetings and Agendas - City Council (10/05/2022); Siemens (10/05/2022)

**Department Approval:** Yanni Demitri, Director of Public Works (09/20/2022)

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### **RECOMMENDATION**

Staff recommends the City Council approve an amendment to the existing professional services agreement with Siemens for an additional year in an amount not-to-exceed \$63,008 for the regular testing, maintenance, and repair of the fire safety systems at City Hall, Transportation, Senior Center, and Police Station.

### **BACKGROUND/DISCUSSION**

The fire safety systems at City Hall, Transportation Facility, Senior Center, and Police Station are comprised of components that include sprinklers, smoke detectors, contact devices, manual fire alarm stations, audible and visual alarm warning devices, and annunciation panels used for monitoring and controlling the system. The systems at these four facilities are original to the construction of those facilities (the system at the Police Station was installed at the same time as City Hall). Siemens was awarded past contracts for the initial installation of these systems at each of these facilities, and they have maintained them ever since with contract renewals occurring in 2007 and 2012. Although the most recent contract will be expiring on October 31, 2022, it has exceeded its

existing \$292,355.47 maximum allowance by \$20,137 as a result of recent, emergency repairs performed outside of normal business hours that were not covered by the original scope of work.

The proposed Siemens agreement amendment includes payment of the \$20,137 past due amount and an additional \$42,871 to extend the existing agreement for one additional year. The amount reflects an approximate 7½ percent increase from their prior rates due to enhancing the type of coverage for covered parts and repair response times; which will benefit these buildings and their respective systems as they are getting older and now require more frequent troubleshooting to remedy major problems. Delays in renewing Siemens' contract are the result of unexpected staff departures and the resulting time necessary to recruit staff replacements.

Siemens manufactured systems are proprietary in nature, and the company has crews who are certified as technicians to perform repair activities. To employ another contractor or have City staff perform repair activities on these systems would void existing warranties and system performance guarantees. All testing, inspections and repairs are in accordance with current National Fire Protection Association and State of California standards.

It is less costly to have Siemens maintain their existing systems until they are due for replacement. Staff has hired Coffman Engineers to design a replacement system at the Police Station which has recently experienced frequent downtime. Once completed, those designs will be inserted into a Request for Proposals for release to competing fire life safety firms. As a result, staff is requesting only a one-year extension of the Siemens agreement at this time.

Pursuant to Culver City Municipal Code Sections 3.07.055.A and C, since the Siemens equipment, supplies and services are proprietary items, as well as Siemens being the sole source for service of the existing equipment, these services are exempt from the formal bidding process.

### **FISCAL ANALYSIS**

Sufficient funds were included in the Adopted Budget of Fiscal Year 2022/2023 to amend the Siemens' agreement in the amount of \$63,008 for 1) City Hall, Police Station and Senior Center from the Building Maintenance-Contractual Services Account No. 10160230.619800 in the amount of \$52,506.00; and 2) for the Transportation Facility from the Equipment Maintenance-Contractual Services Account No. 30870400.619800 in the amount of \$10,502.00.

### **ATTACHMENTS**

1. 2022-10-10-CC-ATT-Siemens 2022 FIRE Renewal Proposal.pdf
2. 2022-10-10-CC-ATT-Justification for Sole-Source Service of the Fire Alarm Systems.pdf

### **MOTION**

That the City Council:

1. Approve an amendment to the existing professional services agreement with Siemens for an additional year in an amount not-to-exceed \$63,008 (from \$292,355.47 to \$355,363.47) for the regular testing, maintenance, and repair of the fire safety systems at City Hall, Transportation Facility, Police Station, and Senior Center; and
2. Authorize the City Attorney to review/prepare the necessary documents; and,
3. Authorize the City Manager to execute such documents on behalf of the City.